



**FINAL ADMINISTRATIVE DECISION  
ILLINOIS PROPERTY TAX APPEAL BOARD**

APPELLANT: Arun Veluchamy  
DOCKET NO.: 24-04569.001-R-1  
PARCEL NO.: 09-12-402-004

The parties of record before the Property Tax Appeal Board are Arun Veluchamy, the appellant, by attorney Steven Kandelman, of Rieff Schramm Kanter & Guttman in Chicago; and the DuPage County Board of Review.

Based on the facts and exhibits presented in this matter, the Property Tax Appeal Board hereby finds ***No Change*** in the assessment of the property as established by the **DuPage** County Board of Review is warranted. The correct assessed valuation of the property is:

**LAND:** \$412,842  
**IMPR.:** \$1,419,840  
**TOTAL:** \$1,832,682

Subject only to the State multiplier as applicable.

**Statement of Jurisdiction**

The appellant timely filed the appeal from a decision of the DuPage County Board of Review pursuant to section 16-160 of the Property Tax Code (35 ILCS 200/16-160) challenging the assessment for the 2024 tax year. The Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of the appeal.

**Findings of Fact**

The subject property consists of a two-story dwelling of frame and brick exterior construction with 9,665 square feet of living area. The dwelling was constructed in 2018. Features of the home include a full basement with finished area, central air conditioning, four fireplaces, a 1,114 square foot garage, and a sports court.<sup>1</sup> The property has a 41,240 square foot site and is located in Hinsdale, Downers Grove Township, DuPage County.

The appellant's appeal is based on overvaluation. In support of this argument the appellant submitted evidence disclosing the subject property was purchased on May 13, 2020 for a price of \$3,950,000. The appellant reported that the seller was 610 Oak, LLC, the parties to the transaction were not related, and the property sold through a realtor. The appellant also indicated the property was advertised for sale through the Multiple Listing Service for a period of 103

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<sup>1</sup> Additional details of the subject were drawn from the listing sheet submitted by the appellant.

days. The appellant also submitted copies of the listing sheet and transfer declaration associated with the sale, which confirmed the sale date and price. Based on this evidence, the appellant requested a reduced assessment reflecting the sale price with the application of the 2024 York Township equalization factor of 1.0878, "rounded up" to \$1,732,683, for an estimated market value of \$5,198,569 or \$537.87 per square foot of living area, including land, when applying the statutory level of assessment of 33.33%.

The board of review submitted its "Board of Review Notes on Appeal" disclosing the total assessment for the subject of \$1,832,682. The subject's assessment reflects a market value of \$5,498,596 or \$568.92 per square foot of living area, land included, when using the statutory level of assessment of 33.33%.<sup>2</sup>

In support of its contention of the correct assessment the board of review submitted information on three comparable sales located within .45 of a mile of the subject, two of which are within the subject's assessment neighborhood. The comparables consist of two-story or three-story dwellings of brick exterior construction ranging in size from 7,434 to 12,355 square feet of living area. The dwellings were built from 1867 to 2018, with the oldest home having an effective age of 1980. Each dwelling has a basement with finished area, central air conditioning, three or seven fireplaces, and a garage ranging in size from 945 to 1,720 square feet of building area. Two comparables each have an inground swimming pool and two comparables each have a three-stop elevator. The parcels range in size from 33,890 to 73,267 square feet of land area. The comparables sold from January 2021 to June 2024 for prices ranging from \$6,050,000 to \$7,675,000 or from \$621.21 to \$881.09 per square foot of living area, including land. Based on this evidence, the board of review requested confirmation of the subject's assessment.

### **Conclusion of Law**

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. 86 Ill. Admin. Code §1910.63(e). Proof of market value may consist of an appraisal of the subject property, a recent sale, comparable sales or construction costs. 86 Ill. Admin. Code §1910.65(c). The Board finds the appellant did not meet this burden of proof and a reduction in the subject's assessment is not warranted.

The appellant submitted evidence of the subject's 2020 sale and the board of review submitted three comparable sales for the Board's consideration. The Board gives less weight to the subject's sale, which occurred in May 2020 and is therefore less likely to be indicative of market value as of the January 1, 2024 assessment date at issue. The Board also gives reduced weight to the board of review's comparable sale #1, which differs significantly from the subject in age.

The Board finds the best evidence of market value in this record to be the board of review's comparables #2 and #3, which sold more proximate to the assessment date at issue and are

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<sup>2</sup> Procedural rule Sec. 1910.50(c)(1) provides that in all counties other than Cook, the three-year county wide assessment level as certified by the Department of Revenue will be considered. 86 Ill. Admin. Code §1910.50(c)(1). Prior to the drafting of this decision, the Department of Revenue has yet to publish figures for tax year 2024.

similar to the subject in age, location, and features. These comparables sold for prices of \$6,550,000 and \$7,675,000 or \$621.21 and \$881.09 per square foot of living area, including land. The subject's assessment reflects a market value of \$5,498,596 or \$568.92 per square foot of living area, including land, which is below the two best comparable sales in this record. Based on this evidence and after considering adjustments to the best comparables for differences from the subject, the Board finds a reduction in the subject's assessment is not justified.

This is a final administrative decision of the Property Tax Appeal Board which is subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code. Pursuant to Section 1910.50(d) of the rules of the Property Tax Appeal Board (86 Ill.Admin.Code §1910.50(d)) the proceeding before the Property Tax Appeal Board is terminated when the decision is rendered. The Property Tax Appeal Board does not require any motion or request for reconsideration.



Chairman



Member



Member



Member



Member

DISSENTING: \_\_\_\_\_

CERTIFICATION

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date:

April 21, 2026



Clerk of the Property Tax Appeal Board

**IMPORTANT NOTICE**

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year or years of the same general assessment period, as provided in Sections 9-125 through 9-225, are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for such subsequent year or years directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR OR YEARS. A separate petition and evidence must be filed for each of the remaining years of the general assessment period.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.

PARTIES OF RECORD

AGENCY

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